

**Stamski And McNary, Inc.**  
Engineering - Planning – Surveying  
1000 Main Street Acton, MA 01720

# **Application for Approval of a Preliminary Plan**

Under the Subdivision Control Law and the Acton Planning Board Subdivision Rules and Regulations

for

**Map G3, Parcel 119  
1 Brucewood Road  
Acton, MA 01720**

Applicant: John L. Steele, Jr.  
PO Box 1061  
Concord, MA 01742

Date: September 23, 2016

SM-5477

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- 4.2.2.5 FILING FEE – COPY OF CHECK

### ATTACHMENTS

- A. COPY OF RECORD DEED
- B. WAIVER REQUEST LETTER
- C. FULL SIZE PLANS

#### Attached Full Size Plans

##### **“Preliminary Plan”**

For Brucewood Lane

Acton, Massachusetts

For: Steele

Scale: 1”=40’; September 23, 2016

By: Stamski and McNary, Inc.

##### **“Proof Plan”**

Acton, Massachusetts

For: Steele

Scale: 1”=40’; September 23, 2016

By: Stamski and McNary, Inc.

**4.2.2.1**

**FORM PP  
APPLICATION FOR APPROVAL OF PRELIMINARY  
PLAN**

**ACTON PLANNING BOARD****FORM PP****APPLICATION FOR APPROVAL OF PRELIMINARY PLAN**

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Acton for Approval under the suggested procedure in the Rules and Regulations Governing the Subdivision of Land in the Town of Acton, Massachusetts.

(Please type or print information in blanks below.)

1. Name of Proposed Subdivision Laurentide Circle ( a Residential Compound)
2. Name of Applicant(s) John L. Steele, Jr., Executor  
Address 1 Brucewood Road, Acton, MA Phone (617) 515-6774
3. Name of Property Owner(s) Estate of Marie J. Franzosa  
Address 1 Brucewood Road, Acton, MA Phone \_\_\_\_\_
4. Name of Engineer Stamski and McNary, Inc.  
Address 1000 Main Street, Acton, MA Phone (978) 263-8585
5. Name of Land Surveyor Stamski and McNary, Inc.  
Address 1000 Main Street, Acton, MA Phone (978) 263-8585
6. Deed of property recorded in the Middlesex South Registry of Deeds Book Number 49204,  
Page Number 171 and/or registered in the Middlesex Registry of Land Court, Certificate  
of Title Number \_\_\_\_\_.
7. Zoning District Residence 2 Map No.(s) G-3 Parcel No.(s) 119  
GWPD Zone 4
8. Approximate acreage in subdivision 2.22 acres Number of lots 3
9. Total length of road(s) in linear feet 228 ft
10. Location and Description of property Existing 1 story single family dwelling and associated paved loop  
driveway located on Brucewood Road. Site is primarily forested with open space around and in front of the  
existing dwelling.

J. L. Steele Jr. 9-30-2016  
Signature of Applicant, Date

\_\_\_\_\_  
Signature of Applicant, Date

J. L. Steele Jr., Executor 9-30-2016  
Signature of Owner, Date

\_\_\_\_\_  
Signature of Owner, Date

ALL owners (in case of a corporation, an authorized officer; in the case of a trust, ALL trustees) must sign.

**4.2.2.2**

**DEVELOPMENT IMPACT REPORT**



DEVELOPMENT IMPACT REPORT

The Development Impact Report (DIR) is intended to serve as a guide to the applicant in formulating the development proposal, as well as a guide to the Planning Board in its evaluation of the proposed development in the context of existing conditions and planning efforts by the Town. The DIR should be prepared as early in the development process as possible, even if certain aspects are unknown at that time. It is recommended that the various aspects of the DIR, together with a conceptual development plan, are discussed with the Planning Department staff as soon as possible, prior to the filing of an application for approval of a preliminary plan.

The DIR seeks to raise the broad range of issues generally associated with development plans in a form and in a language that is understandable to a layperson. It assesses development impacts which could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information which will help the Town plan ahead and ensure adequate services in the future. It is the hope of the Planning Board that the use of the DIR, along with early consultations with the Planning Department staff and the applicant's continuing cooperation throughout the development process, will foster a development of excellent quality and design sensitive to Acton's natural and historic heritage and other community concerns.

The DIR shall be filed with an application for approval of a preliminary and a definitive subdivision plan. The DIR shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment. In preparing the DIR, professionals of the respective fields shall be consulted and a systematic, interdisciplinary approach shall be utilized which will ensure the integrated use of the natural and social sciences and the environmental design arts in planning, designing and engineering of the proposed project.

# DEVELOPMENT IMPACT REPORT

Please type or print information in blanks below.

1. Name of Proposed Subdivision Laurentide Circle (a Residential Compound)
2. Location 1 Brucewood Road
3. Name of Applicant(s) John L. Steele, Jr., Executor
4. Brief Description of the Proposed Project Subdividing into 3 lots. Existing house to be razed, three dwellings proposed on a private way.
5. Name of Individual Preparing this DIR George Dimakarakos, P.E.; Stamski and McNary, Inc.  
Address 1000 Main Street Business Phone (978) 263-8585  
Acton, MA 01720
6. Professional Credentials Commonwealth of MA Registered Professional Engineer

## **A. Site Description**

7. Present permitted and actual land uses by percentage of the site.

<i><b>Uses</b></i>	<i><b>Percentage</b></i>
Industrial	0
Commercial	0
Residential	100
Forest	0
Agricultural	0
Other (specify)	0

8. Total acreage on the site: 2.22 acres.

<i><b>Approximate Acreage</b></i>	<i><b>At Present</b></i>	<i><b>After Completion</b></i>
Meadow or Brushland (non agriculture)		
Forested	1.57 ac.	
Agricultural (includes orchards, cropland, pasture)		
Wetland		
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)	0.01 ac.	
Roads, buildings and other impervious surfaces	0.12 ac.	
Other (indicate type) <u>Lawn</u>	0.52 ac.	

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

<b>District</b>	<b>Percentage</b>
Residence 2	100
GWPD ZONE 4	100

10. Predominant soil type(s) on the site: 622C Paxton-Urban land complex

Soil drainage (Use the US Natural Resources Conservation Service's definition)

<b>Soil Type</b>	<b>% of the Site</b>
Well drained	100
Moderately well drained	0
Poorly drained	0

11. Are there bedrock outcroppings on the site? X yes     no

12. Approximate percentage of proposed site with slopes between:

<b>Slope</b>	<b>% of the Site</b>
0 - 10%	98.5
10 - 15%	1.5
greater than 15%	0

13. In which of the Groundwater Protection Districts in the site located? How close is the site to a public well? Zone(s) 4 Proximity to a public well: 7,200+/- feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Acton Natural Resources Director).     yes Xno

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formation or granite bridges?

    yes Xno

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

16. Are there any established foot paths running through the site or railroad right of ways?

    yes Xno

If yes, specify: \_\_\_\_\_



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17. Is the site presently used by the community or neighborhood as an open space or recreation area?  
\_\_\_\_yes      Xno

Is the site adjacent to conservation land or a recreation area? \_\_\_\_yes      Xno

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? \_\_\_\_yes      Xno

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?  
\_\_\_\_yes      Xno

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? \_\_\_\_yes      Xno

If yes, specify: \_\_\_\_\_  
\_\_\_\_\_

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? \_\_\_\_yes      Xno (to the best of the preparer's knowledge)

If yes, specify results: \_\_\_\_\_  
\_\_\_\_\_

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? \_\_\_\_yes      Xno

If yes, specify \_\_\_\_\_  
\_\_\_\_\_

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Acton Historic Commission or the Action Historical Society.)

\_\_\_\_yes      Xno

If yes, please describe \_\_\_\_\_

24. Is the project contiguous to or does it contain a building in a local historic district or national register district? \_\_\_\_yes      Xno

25. Is the project contiguous to any section of the Isaac Davis Trail?        yes      X  no

If yes, please describe \_\_\_\_\_

## **B. Circulation System**

26. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic		19.04 (2 new dwellings)
Average peak hour volumes	morning	1.54
Average peak hour volumes	evening	2.04

27. Existing street(s) providing access to proposed subdivision:

Name Brucewood Road    Town Classification Local

28. Existing intersection(s): list intersections located within 1000 feet of any access to the proposed development:

Name of ways Piper Road, Redwood Road

29. Location of existing sidewalks within 1000 feet of the proposed site? There are no sidewalks  
located on Brucewood Road, Piper Road, or Redwood Road.

30. Location of proposed sidewalks and their connection to existing sidewalks:  
A donation to the sidewalk fund is proposed in lieu of constuction on-site.

31. Are there parcels of undeveloped land adjacent to the proposed site?        yes      X  no

Will access to these undeveloped parcels been provided within the proposed site?

    yes        no

If yes, please describe \_\_\_\_\_

If no, please explain why \_\_\_\_\_

## **C. Utilities and Municipal Services**

32. If dwelling units are to be constructed, what is the total number of bedrooms proposed?

    15    

33. If the proposed use of the site is nonresidential, what will the site be specifically used for and how many feet of Gross floor area will be constructed?   N/A  

34. How will sewage be handled? Private on-site soil absorption system for each lot.

35. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site:

There are no surface water bodies on site. Runoff flows from the high point on site to either Brucewood Road or neighboring lots.

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- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Zone 4 - All impervious surfaces within Right of Way shall be captured and infiltrated on site.
- 

- c. Will a NPDES Permit be required? X yes    no

36. In the event of fire, estimate the response time of the fire department (consult with Fire Dept.)  
6-8 Minutes

37. Schools (if residential)

- a. Projected number of new school age children: 4 +/-  
b. Distance to nearest school: 1.3 mi.

#### **D. Measures to Mitigate Impacts**

Attach brief descriptions of the measures that will be taken to:

- 38. Prevent surface water contamination.
- 39. Prevent groundwater contamination.
- 40. Maximize groundwater recharge.
- 41. Prevent erosion and sedimentation.
- 42. Maintain slope stability.
- 43. Design the project to conserve energy.
- 44. Preserve wildlife habitat.
- 45. Preserve wetlands.
- 46. Ensure compatibility with the surrounding land uses.
- 47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment rate of runoff for the 10-year storm event.
- 48. Preserve historically significant structures and features on the site.
- 49. To mitigate the impact of the traffic generated by the development.

Please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, graphics shall be used. List sources of data, reference materials, and methodology used to determine all conclusions. Use additional sheets as necessary.

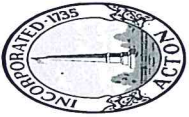


38. Prevent surface water contamination: The proposed drainage system will be designed in accordance with the Town of Acton Subdivision Rules and Regulations.
39. Prevent groundwater contamination: The septic system on each lot will be designed to meet or exceed Title 5 and the Town of Acton Board of Health standards.
40. Maximize groundwater recharge: Re-charge of runoff for the site will be provided within the stormwater areas and the proposed roof drywells.
41. Prevent erosion and sedimentation: During construction, any silt, construction debris, etc. shall be removed from the public way or abutting property immediately upon discovery and all sediments spilled, dropped, or washed into public rights-of-ways shall also be removed immediately. Fill material used shall be free of hazardous material and construction debris. The developer shall comply with the erosion and sedimentation control regulation.
42. Maintain slope stability: Cut and fill slopes, if any, will be stabilized immediately with six inches (6") of loam and seed during the growing season (April 1 to November 1) or with hay-mulch during the non-growing season (November 1 to April 1). An Erosion and Sedimentation Control Plan will be prepared, which will provide the necessary details.
43. Design the project to conserve energy: The proposed dwellings will meet the stringent requirements of the state and local building codes.
44. Preserve wildlife habitat: The site is not located within an area of estimated habitat of rare wildlife. Existing vegetation shall be preserved wherever possible.
45. Preserve wetlands: There are no wetlands on site or within 100'.
46. Ensure compatibility with the surrounding land uses: The 3 proposed dwellings are consistent with the Residence-2 neighborhood, with most neighboring lots around the 20,000 square feet minimum. The approval of this subdivision will minimize town maintenance, responsibility, and cost.
47. Control peak runoff from the site so that the post-development rate of runoff will be no greater than the predevelopment: Control of peak rates of runoff will be realized using standard drainage techniques which will direct runoff to subsurface recharge areas. Roof drywells may also be provided.
48. Preserve historically significant structures and features on the site: N/A
49. To mitigate the impact of the traffic generated by the development: The project will generate traffic from two additional dwellings within the proposed development. The vehicle trips generated from this proposed development are insignificant and will not require mitigation. The trip generation is also below the typical thresholds requiring traffic studies in the Town of Acton.

**4.2.2.3**

**CERTIFIED ABUTTERS LIST**





**Town of Acton**  
472 Main Street  
Acton, MA 00001720  
Telephone (978) 929-6621  
Fax (978) 929-6340

Brian McMullen  
Assessor

**Locus:** 1 Brucewood Road  
**Parcel:** G3-119

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
G3-101	1 PINEWOOD RD	PETROV SERGEI O	BELDIYA ELENA	1 PINEWOOD RD	ACTON, MA 01720
G3-102	2 PINEWOOD RD	CAVA JOSE L	ANGELATS DORITA G	2 PINEWOOD RD	ACTON, MA 01720
G3-114	62 PIPER RD	MCLAUGHLIN JOHN R	MCLAUGHLIN KATHRYN A	62 PIPER RD	ACTON, MA 01720
G3-117	60 PIPER RD	POUDEL OMKAR	POUDEL POONAM SHARMA	60 PIPER RD	ACTON, MA 01720
G3-118	59 PIPER RD	DAS DIBENDOO		59 PIPER RD	ACTON, MA 01720
G3-120	3 PINEWOOD RD	WRIGHT KATHLEEN		3 PINEWOOD RD	ACTON, MA 01720
G3-121	4 PINEWOOD RD	WATLINGTON JOHN		4 PINEWOOD RD	ACTON, MA 01720
G3-127	57 PIPER RD	VLAJINAC MILAN + ANNE TRUSTEES	TONELLI SANTINA	57 PIPER RD	ACTON, MA 01720
G3-128	2 OAKWOOD RD	PAQUETTE JOSHUA M	MILAN VLAJINAC REVOCABLE TRUST	2 OAKWOOD RD	ACTON, MA 01720
G3-129	5 PINEWOOD RD	CATON ROBERT J	PAQUETT MICHELL R	5 PINEWOOD RD	ACTON, MA 01720
G3-130	6 PINEWOOD RD	GATWOOD GARI T TRUSTEE	HEINZ-CATON PETRA	6 PINEWOOD RD	ACTON, MA 01720
G3-142	1 OAKWOOD RD	LEVINE JESSE N	GATWOOD GUN M TRUSTEE	1 OAKWOOD RD	ACTON, MA 01720
G3-143	4 OAKWOOD RD	BROOKS CHARLES J	LEVINE DEBORAH G	4 OAKWOOD RD	ACTON, MA 01720
G3-144	6 OAKWOOD RD	XU GUOJUN	RISA P	6 OAKWOOD RD	ACTON, MA 01720
G3-145	7 PINEWOOD RD	FAITH W HICKS TRUSTEE	CAO XIA	7 PINEWOOD RD	ACTON, MA 01720
G3-146	8 PINEWOOD RD	DUDGEON DAN E TRUSTEE	DUDGEON ANN TRUSTEE	8 PINEWOOD RD	ACTON, MA 01720
G3-153	8 OAKWOOD RD	SWICK JULIA A TRUSTEE		8 OAKWOOD RD	ACTON, MA 01720
G3-154	9 PINEWOOD RD	LUCEY JOHN F	EILEEN	9 PINEWOOD RD	ACTON, MA 01720
G3-155	10 PINEWOOD RD	COSTA ENZIO R	CATHERINE	10 PINEWOOD RD	ACTON, MA 01720
G3-165	3 OAKWOOD RD	ANCUKIEWICZ MAREK	ANCUKIEWICZ TERESA	3 OAKWOOD RD	ACTON, MA 01720
G3-166	5 OAKWOOD RD	VUCKOVIC LISA		5 OAKWOOD RD	ACTON, MA 01720
G3-170	7 OAKWOOD RD	TROTTER RHONDA E		7 OAKWOOD RD	ACTON, MA 01720
G3-171	9 OAKWOOD RD	LI FUGEN		9 OAKWOOD RD	ACTON, MA 01720
G3-79	18 STONEY ST	TOWN OF ACTON	WANG YUCHEN	472 MAIN ST	ACTON, MA 01720
G3-81	70 PIPER RD	KLAUER WILLIAM ALBERT		70 PIPER RD	ACTON, MA 01720
G3-82	67 PIPER RD REAR	SHER MARTIN E		PO BOX 67523	CHESTNUT HILL, MA 02467
G3-85	67 PIPER RD	MARTIN E SHER AS TRUSTEE OF THE	67-69 PIPER RD REALTY TRUST II	PO BOX 67523	CHESTNUT HILL, MA 02467
G3-88	66 PIPER RD	IVKOVIC ANA		66 PIPER RD	ACTON, MA 01720
G3-89	63 PIPER RD	KIM IKHYUN	CLARE SEATON	63 PIPER RD	ACTON, MA 01720
G3-90	2 BRUCEWOOD RD	SNOW DAVID R	SNOW ROSA C	2 BRUCEWOOD RD	ACTON, MA 01720
G3-91	4 BRUCEWOOD RD	BRISKIE PAUL J TRUSTEE	BRISKIE VIRGINIA F TRUSTEE	4 BRUCEWOOD RD	ACTON, MA 01720
G3-92	6 BRUCEWOOD RD	HOPKE EDWARD T	ANN M	6 BRUCEWOOD RD	ACTON, MA 01720

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the

Brian McMullen  
Assessor

Locus: 1 Brucewood Road  
Parcel: G3-119

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City, ST, Zip
property line all as they appear on the most recent applicable tax list.					

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE  
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729	Maynard, MA 01754	Concord, MA 01742	Littleton, MA 01460
Carlisle, MA 01741	Stow, MA 01775	Westford, MA 01886	Sudbury, MA 01776

Kelly Schorr  
Acton Assessors Office

9/27/2016

#### **4.2.2.4**

**PRELIMINARY PLAN RESIDENTIAL COMPOUND  
(SEE ATTACHED)**

#### **4.2.2.5**

### **FILING FEE (COPY OF CHECK)**

#### **PRELIMINARY PLAN FILING FEE**

Preliminary Plan - **\$1,000.00** or  $500.00 + \$0.50/\text{foot of road}$  whichever is greater

- $228 \text{ ft. of road} \times \$0.50 = \$114.00$
- $\$500 + \$114.00 = \$614.00$

J. L. STEELE, JR.  
CAROLE STEELE  
P.O. BOX 1061  
CONCORD, MA 01742

5-13/110  
0083030323

1715

DATE 9-30-2016

PAY TO THE  
ORDER OF Town of Acton

One thousand

\$1,000.00

DOLLARS



Security Features  
Details on Back

Bank of America



Boston, Massachusetts

81550

MEMO Preliminary Plan Approval

J. L. Steele Jr.

MP



Probate of Will With/Without Sureties

Name of Decedent Marie J. Franzosa  
Domicile at Death 1 Brucewood Road Act  
(Street and No.) (City or  
Middlesex 01720 Date of Death April 6, 2007  
(County) (Zip)  
Name and address of Petitioner(s) John L. Steele, Jr. Of 5 Harvard Court, Acton, MA 01720  
(Mailing address: P.O. Box 1061, Concord, MA 01742 Status Executor / Son-in-Law

Heirs at law or next of kin of deceased including surviving spouse:

Name	Residence (minors and incompetents must be so designated)	Relatio
Edward J. Franzosa	1 Brucewood Road, Acton, MA 01720	Surviving Spous
Carole Steele	P.O. Box 1061, Concord, MA 01742	Daughter
Judi Michael	3169 Carriage Circle, Naples, FL 34105	Daughter

The said deceased left a will ~~and codicil(s)~~ - herewith presented, wherein your petitioner(s) is/are name  
execut or  
and wherein the testat rix had requested that your petitioner(s) be exempt from giving surety on his  
bond(s).

☒ The petitioner(s) hereby certif ies that a copy of this document, along with a copy of the deced  
death certificate has been sent by certified mail to the Division of Medical Assistance, P.O. Box 15205,  
Worcester, Massachusetts 01615-9906.

Wherefore your petitioner(s) pray(s) that said will ~~and codicil(s)~~ - may be proved and allowed and that  
he/she/they be appointed execut or thereof, with/without surety on his/her/their bond(s) and certif ies  
penalties of perjury that the statements herein contained are true to the best of his/her/their knowledge ar

Date 4/19/07 Signature(s) *J. L. Steele Jr.*

The undersigned hereby assent to the foregoing petition and to the allowance of the will without testimon:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DECREE

All persons interested having been notified in accordance with the law or having assented and no obje  
made thereto, it is decreed that said instrument(s) be approved and allowed as the last will and testamer  
said deceased, and that said petitioner(s): John L. Steele, Jr.  
of 5 Harvard Court, Acton, Middlesex County, Massachusetts  
and \_\_\_\_\_ of \_\_\_\_\_

execut or \_\_\_\_\_ thereof, first giving bond with out \_\_\_\_\_ sureties for the due performance of said  
Date JUN 15 2007

CJ-P2 (11/01)

*William J. Sullivan*  
JUSTICE OF THE PROBATE AND FAMILY

DATED JUL 03 2007

I, the undersigned HEREBY CERTIFY that I am the Register of the Probate and  
Family Court in the County of Middlesex, such that I have Custody of the records  
of said Court, and I further Certify that the foregoing is a photographic copy  
of the decree of appointment of the fiduciary, that said fiduciary has given bond  
as required by the law and that said appointment remains in full force.

Witness, by my hand and seal of the Probate Court of the Commonwealth of  
Massachusetts, in Cambridge.

*John R. Suoromo*  
REGISTER OF PROBATE



QUITCLAIM DEED

Bk: 49204 Pg: 171 Doc: DEED  
Page: 1 of 3 03/30/2007 09:45 AM

I, **Edward J. Franzosa**, of Acton, Massachusetts

for Consideration paid, and in full consideration of \$1.00,

grant to **Marie J. Franzosa**, of 1 Brucewood Road, Acton, Massachusetts

with *QUITCLAIM COVENANTS*

All my right, title and interest in a certain parcel of land, together with the buildings thereon, being known and numbered as:

**1 Brucewood Road, Acton, MA 01720**

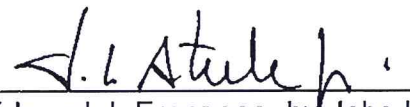
and being bounded and described as follows:

See attached Exhibit A, which is incorporated herein by reference

Excepting herefrom so much as has been previously conveyed by deeds duly recorded.

For title, see deed dated April 1, 2004 and recorded with the Middlesex South District Registry of Deeds in Book 43929, Page 370.

Witness my hand and seal, this 2ND day of DECEMBER, 2006.

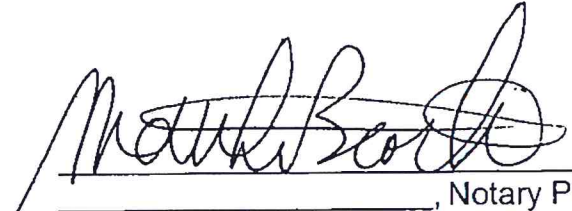
  
Edward J. Franzosa, by John L. Steele, Jr., as Attorney-in-Fact

*1 Brucewood Road, Acton, MA*

*Return To:*  
Leslie S. Madge, P.C.  
457 Great Road  
Acton, MA 01720  
(978) 635-1100

COMMONWEALTH OF MASSACHUSETTS

On this 2 day of December, 2006, before me, the undersigned notary public, personally appeared John L. Steele, Jr., proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
\_\_\_\_\_, Notary Public  
My Commission expires 1/26/2012



Matthew H. Brothers  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 26, 2012

EXHIBIT "A"

The land with the buildings thereon situated on Brucewood Road in said Acton and being shown as Lot 21 on a plan entitled "Subdivision Plan, Brucewood, Acton, Mass., Owner Edward J. Franzosa, Acton, Engineer, A. C. Peters, Concord, Mass." recorded in Middlesex South District Registry of Deeds in Book 8657, Page End, and bounded and described as follows:

NORTHWESTERLY	by Brucewood Road as shown on said plan, 249.95 feet, more or less;
NORTHEASTERLY	by Lots 11, 13 and 15 and a portion of Lot 17 as shown on said plan, 482.38 feet, more or less;
SOUTHWESTERLY	by Lots 25, 27 and 29 as shown on said plan, 497.47 feet, more or less;
WESTERLY	by Lot 3 as shown on said plan, 154.37 feet, more or less.

Containing 2.224 acres, more or less.

Together with the right to use all of the streets as shown on said Subdivision Plan for all purposes for which streets are commonly used with all others entitled to the use thereof.

Meaning and intending to convey all real estate owned by me by deeds in Book 8173, Page 371, and Book 8175, Page 193, excepting therefrom so much as has been previously conveyed.



STAMSKI AND MCNARY, INC.

1000 Main Street  
Acton, Massachusetts 01720  
(978) 263-8585  
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JOSEPH MARCH, P.E., P.L.S.  
GEORGE DIMAKARAKOS, P.E.

September 23, 2016  
Acton Planning Board  
472 Main Street  
Acton, MA 01742

Re: Preliminary Subdivision Plan at 1 Brucewood Road, Acton, MA  
**Waiver Request Letter**

Members of the Board:

On behalf of our client, Jack Steele, we hereby request waivers from Section 8, Design Standards, and Section 9, Improvements, of the Acton Subdivision Regulations. The private driveway has been designed to Common Driveway Standards which is the general rule established under Section 10.1.3 of the Acton Subdivision Regulations.

The reason for granting the requested waivers is to allow the applicant to build a small scale residential subdivision in a manner which minimizes Town maintenance, responsibility and cost, while simultaneously preserving the rural character of the Town.

Respectfully,

  
Daniel Carr, E.I.T.

  
George Dimakarakos, P.E.